



1155 E. NORTH AVENUE, SUITE 103 - FRESNO, CALIFORNIA

### BUILDING ONE, SUITE 103:

- Class "A" Building
- 48,663± SF office\warehouse building
- Suite 103 - 2,513± SF
- Immediately available
- Ample on-site parking

### NORTH POINTE BUSINESS PARK:

- 230 Acre Master Planned Business Park
- Buildings up to 1,000,000 square feet
- Class-"A" Buildings
- AT&T Fiber Ready
- Foreign Trade Zone

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

Ethan Smith, SIOR, CCIM  
Senior Vice President-Industrial Division  
DRE# 01395349

559.447.6256 TEL  
559.287.0260 MOB  
esmith@pearsonrealty.com

[northpointebusinesspark.com](http://northpointebusinesspark.com)

# AVAILABLE FOR LEASE

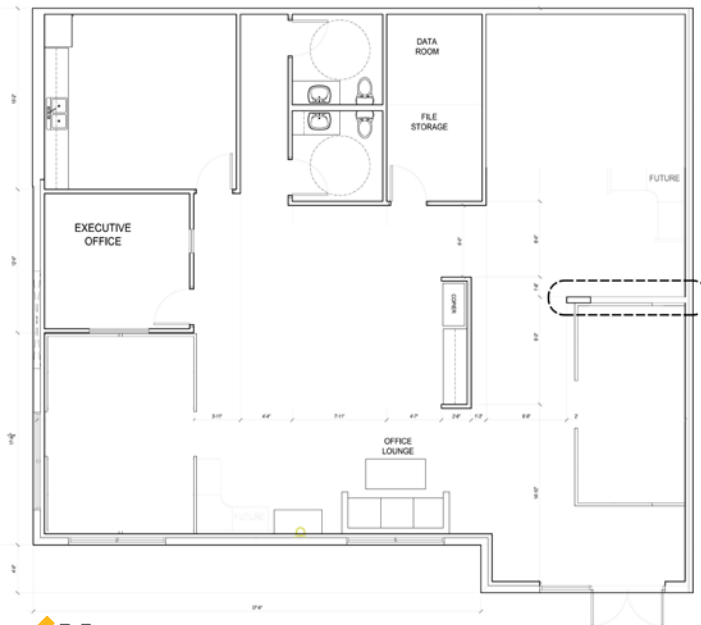
## Building One - North Pointe Business Park

Notable design and construction features of Building One

Building One exemplifies North Pointe Business Park's commitment to exemplary design and functionality. Keeping Tenants' satisfaction in mind, this state-of-the-art office/warehouse building provides unequalled access to major transportation corridors and BNSF's Fresno Facility. The architects at Ware Malcomb have designed a Class "A" facility for businesses requiring warehouse, office, and showroom space by providing ample employee and customer parking as well as access to multiple dock positions and grade level doors.

<b>Building Size:</b>	48,663± SF
<b>Suite 103 Size:</b>	2,513± SF
<b>Lease Rate:</b>	\$1.50 PSF, NNN Tenant pays own telecommunications, electric and gas. Sewer, water and trash are prorated.
<b>Office Area:</b>	2,513± SF
<b>Zoning:</b>	IH (Heavy Industrial)
<b>Address:</b>	1155 E. North Avenue, Fresno, CA 93725
<b>Availability:</b>	Immediate

### SUITE 103 FLOOR PLAN:



### BUILDING ONE DETAILS:

<b>Clear Height</b>	18'
<b>Truck Doors: (available portion)</b>	Access to six-spot truck well
<b>Sprinkler System:</b>	Yes
<b>Concrete Slab:</b>	6"
<b>Wall Construction:</b>	Concrete tilt panel
<b>Roof Construction:</b>	Panelized Wood System with Open Web metal truss
<b>Roofing:</b>	4-ply built-up system with heat reflective white
<b>Dock Construction:</b>	60' reinforced 6" concrete dock apron, 2% or less slope
<b>Parking Stalls:</b>	79 for entire building

DEVELOPED AND MANAGED BY:



PROJECT ARCHITECTS:



Independently Owned and Operated

**Fresno Office**  
7480 N Palm Ave., Suite 101  
Fresno CA 93711  
T 559.432.6200

**Visalia Office**  
3447 S Demaree St.  
Visalia CA 93277  
T 559.732.7300

[www.newmarkpearson.com](http://www.newmarkpearson.com)

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information provided regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# AVAILABLE FOR LEASE

## Building One, Suite 103 - North Pointe Business Park

### LOCATION DESCRIPTION

Located at North Pointe Business Park, which is the region's premier master-planned business park. The development is ideally situated on North Avenue, between Hwy. 99 and Hwy. 41, which are the region's most important transportation corridors.

### PROPERTY DESCRIPTION

Suite 103 in Building 1 at North Pointe Business Park is immediately available. The suite is 2,513± SF of Class "A" office space and features an open floor plan, break room and two restrooms. Building 1 fronts on North Avenue and offers tenants visibility and signage opportunities.



### FOR ADDITIONAL INFORMATION PLEASE CONTACT:

**Ethan Smith, SIOR, CCIM**  
Senior Vice President  
Industrial Division  
559.447.6256 TEL  
559.287.0260 MOB  
esmith@pearsonrealty.com  
CA DRE# 01395349

### DEVELOPED AND MANAGED BY:



### PROJECT ARCHITECTS:

#### WARE MALCOMB

architecture www.waremalcomb.com  
planning p 925.244.9020  
interiors



Independently Owned and Operated

**Fresno Office**  
7480 N Palm Ave., Suite 101  
Fresno CA 93711  
T 559.432.6200

**Visalia Office**  
3447 S Demaree St.  
Visalia CA 93277  
T 559.732.7300

[www.newmarkpearson.com](http://www.newmarkpearson.com)

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.